

ARTICLE 16. CENTERS FOR INDUSTRY

PURPOSE OF THE CENTERS FOR INDUSTRY

The Centers for Industry Districts contain an intensive mix of primarily non-residential uses. In most cases, the dominant character of these areas is that they are land extensive uses, such as office or industrial parks, industrial uses, and large research parks, both in campus developments and along designated corridors. Also, protection from encroachment of incompatible uses into the Centers for Industry Districts is key to preserve important city assets such as port-related uses and active industrial areas.

The Districts of the Centers for Industry contain regulations to create and maintain areas of major intensive employment and business operation destination environments. The Centers for Industry District can create significant impacts on surrounding uses, depending on the uses contained within, so proper site design, including auto storage and site circulation, landscape, and buffering, are key controls.

CHARACTER OF THE CENTERS FOR INDUSTRY

The character of the Centers for Industry is defined by:

- » Concentrations of intensive employment and business operation destination environments, such as industrial development, research parks, and large office campuses
- » Large development sites to accommodate parking, screening and buffering
- » Protections from encroachment of incompatible uses by restricting uses to those of industry and supporting commercial
- » Preservation of land best suited for high intensity uses, such as heavy industrial and maritime industrial uses



ARTICLE 16. CENTERS FOR INDUSTRY

16.1 PURPOSE STATEMENTS

16.2 USES

16.3 SITE DESIGN STANDARDS

16.4 MI DISTRICT COMMERCIAL AND RECREATIONAL SUB-DISTRICT

16.5 GENERAL STANDARDS OF APPLICABILITY

16.1 PURPOSE STATEMENTS

A. Purpose of the LI Light Industrial District

The LI Light Industrial District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located near or adjacent to major thoroughfares or railroads for access. Commercial uses and open storage of materials are permitted. Light industrial uses are typically low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development (R&D) facilities.

B. Purpose of the HI Heavy Industrial District

The HI Heavy Industrial District is intended to provide for industrial operations of all types with the appropriate design and development standards to assure protection of the public interest and surrounding property and persons. Heavy industrial uses are higher intensity manufacturing, warehouse, and storage uses. These manufacturing uses may produce moderate external effects such as smoke, noise, glare, or vibration.

C. Purpose of the MI Maritime Industrial District

The MI Maritime Industrial District is intended to provide for water-related and maritime shipping-related industrial operations, in particular port operations. The MI District protects deepwater resources by limiting the types of industrial users allowed within the district. In addition, limited marine-oriented commercial and recreational uses are allowed within a sub-district of the MI District, subject to special design standards.

D. Purpose of the BIP Business-Industrial Park District

The BIP Business-Industrial Park District is intended to provide appropriate locations for certain types of business and light industrial facilities in well-designed and landscaped campus environments, and provide employment opportunities near residential areas. Supporting commercial uses are permitted, primarily for service to employees in the district. Typical development in the district would be that which is commonly known as an office and industrial park.

16.2 USES

Only those uses of land listed under Table 16-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Centers for Industry. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district. Section 16.4 provides additional permitted uses within the MI Maritime Industrial District Commercial and Recreational Sub-District, which are subject to additional design standards.

TABLE 16-1: PERMITTED AND CONDITIONAL USES					
USE ¹	DISTRICTS				USE STANDARDS
	LI	HI	MI ²	BIP	
RESIDENTIAL USE					
Dwelling, Caretaker	P	P	P	P	
Existing Residential	P				
COMMERCIAL USE					
Adult Use	C	C			Section 20.3.B
Auditorium				P	
Bar	P	P	P	P	Section 20.3.G
Catering Kitchens	P	P	P	P	
Day Care Center, Adult or Child - Small	C	C		P	Section 20.3.S
Day Care Center, Adult or Child – Large	C	C		P	Section 20.3.S
Day Care Center, Adult or Child – Commercial	C	C		P	Section 20.3.S
Drive-Through Facility	C	C		C	Section 20.3.V
Employment Services	P	P	P	P	Section 20.3.BB
Financial Institution	P	P		P	
Gas Station	P	P	P	P	Section 20.3.EE
Greenhouse/Nursery	P				
Heavy Sales, Rental & Service	P	P	C		
Hostel				P	
Hotel/Motel	P	C	P	P	
Kennel	P	P			Section 20.3.II
Mardi Gras Den	P	P			
Micro-Brewery	P	P		P	
Micro-Distillery	P	P		P	
Motor Vehicle Service & Repair, Minor	P	P			Section 20.3.MM
Motor Vehicle Service & Repair, Major	P	P			Section 20.3.MM
Office	P	P	P	P	
Passenger Terminal	P	P	P	P	
Personal Service Establishment				P	
Printing Establishment	P			P	
Recreational Vehicle Park	C	C	C		Section 20.3.XX
Restaurant, Carry-Out	P	P	P	P	Section 20.3.ZZ
Restaurant, Fast Food				P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	P	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	P	
Retail Sales of Packaged Alcoholic Beverages	P	P	P	C	
Social Club or Lodge	C	C	C	C	Section 20.3.CCC
INDUSTRIAL USE					
Airport			C		Section 20.3.D
Batching Plant (Asphalt, Cement or Concrete)	C	C			
Brewery/Distillery	P	P		P	
Broadcasting Studio	P	P		P	
Composting Facility, Industrial	C	C			Section 20.3.BBB
Construction and Demolition Debris Recycling Facility	C	C			Section 20.3.P
Contractor Storage Yard	P	P			Section 20.3.Q
Dry Dock and Launching Operations			P		
Food Processing	P	P	P		
Freight Terminal	P	P	P		
Heliport	P	P	C	C	Section 20.3.D
Helistop	P	P	C	C	Section 20.3.D
Manufacturing, Artisan	P	P			
Manufacturing, Light	P	P	P	P	
Manufacturing, Heavy		P	P		
Manufacturing, Maritime-Dependent	P	P	P		
Marina, Commercial	P	P	P		

TABLE 16-1: PERMITTED AND CONDITIONAL USES					
USE ¹	DISTRICTS				USE STANDARDS
	LI	HI	MI ²	BIP	
Marine Terminal	P	P	P		
Maritime Use	P	P	P	C	
Mining & Drilling Activities	C	C			Section 20.3.KK
Motor Vehicle Operations Facility	P	P		C	
Movie Studio	P	P		P	
Outdoor Storage Yard	P	P	P		Section 20.3.Q
Railyard	P	P	P	P	
Research & Development	P	P	P	P	
Salvage Yard	C	C			Section 20.3.AAA
Separation/Recovery Facilities	C	C			Section 20.3.BBB
Shipyards		P	P		
Solar Energy System	P	P	P	P	Section 20.3.DDD
Truck Repair	P	P			
Truck Stop	C	C			Section 20.3.FFF
Truck Terminal	P	P	P		Section 20.3.FFF
Warehouse	P	P	P	P	
Waste Transfer Station	C	C			Section 20.3.BBB
Water and Sewage Treatment Facilities	C	C			Section 20.3.HHH
Wholesale Goods Establishment	P	P		P	
Wind Farm	P	P	P	P	Section 20.3.III
INSTITUTIONAL USE					
Educational Facility, Vocational	C	C	P	C	Section 20.3.Z
Educational Facility, University	C	C	P	C	Section 20.3.Z
Emergency Shelter	C				Section 20.3.AA
Government Offices	P	P	P	P	
Public Works and Safety Facility	P	P	P	P	
Prison	C	C			
Social Club or Lodge	C		C	P	Section 20.3.CCC
OPEN SPACE USE					
Stormwater Management (Principal Use)	C	C	C	C	Section 23.12
OTHER					
Parking Lot (Principal Use)	P	P	P	P	Section 20.3.OO
Parking Structure (Principal Use)	P	P	P	P	Section 20.3.OO
Planned Development	C	C	C	C	Article 5
Public Transit Wait Station	C	C	C	C	Section 21.6.BB
Pumping Station	P	P	P	P	Section 20.3.UU
Utilities	P ³	P ³	P ³	P ³	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P ⁴	C,P ⁴	C,P ⁴	P ⁴	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	P	P	P	P	Section 20.3.JJJ

TABLE 16-1 FOOTNOTES

¹ The terms in this column ("Use") are defined in Article 26.

² Section 16.4 provides additional permitted uses within the MI Maritime Industrial District Commercial and Recreational Sub-District subject to additional design standards.

³ Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4-2

⁴ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

16.3 SITE DESIGN STANDARDS

A. Bulk and Yard Regulations

1. General Regulations

Table 16-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Centers for Industry Districts.

2. Front Yard Build-To Line Requirement

- a. Within the Centers for Industry Districts, the front yard build-to line is established by any one (1) of the following methods. A build-to line is an established setback line at which a structure is required to build. However, in no case may the front yard exceed twenty (20) feet.
 - i. As of the effective date of this Ordinance, the current front yard of the existing structure may be set as the required front yard build-to line. When a structure is demolished, the demolition permit shall indicate the dimension of the front yard prior to demolition. The required front yard build-to line is that indicated on the demolition permit.
 - ii. The required front yard build-to line indicated on the most recent survey or Sanborn maps.
 - iii. The average of the front yard of the adjacent lots on either side may be used to establish the required front yard build-to line. Averaging is based on the two (2) adjacent lots or, in the case of a corner lot, two (2) neighboring lots on the same blockface. In the case of a lot configuration where only one (1) lot is available for averaging, the front yard build-to line is that of the adjacent lot. (See Figure 16-1: Front Yard Averaging)
- b. The applicant is permitted a plus or minus three (3) foot variation from a front yard build-to line established by any of the above methods.
- c. The required front yard build-to line is measured as the narrowest dimension from the front lot line to the principal structure. The measurement is taken from the building walls of the principal structure and does not include permitted encroachments or architectural features.

FIGURE 16-1: FRONT YARD AVERAGING

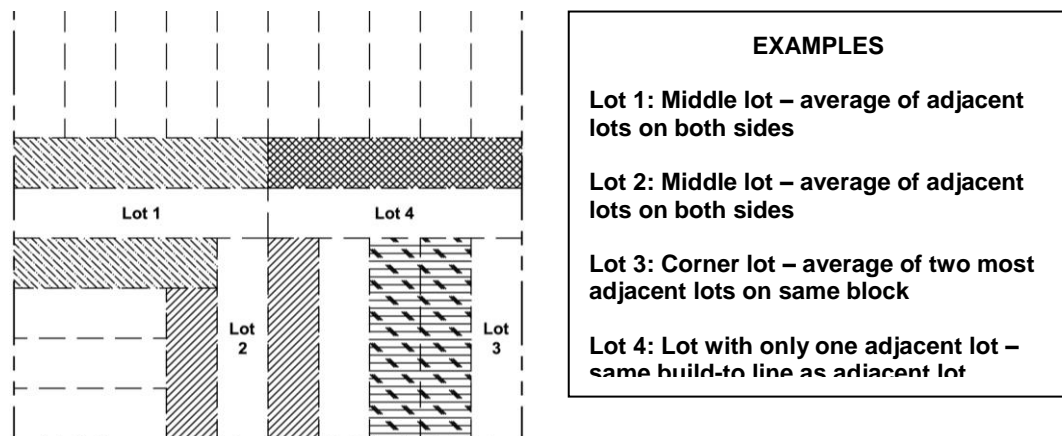


TABLE 16-2: BULK & YARD REGULATIONS					
BULK & YARD REGULATIONS		DISTRICTS			
		LI	HI	MI	BIP
BULK REGULATIONS					
	MINIMUM LOT AREA	5,000sf	10,000sf	10,000sf	5,000sf
A	MAXIMUM BUILDING HEIGHT	75', unless adjacent to a residential district then 50' but may exceed 50' if set back 1' for each foot above 50' up to 75'	None, unless adjacent to a residential district then 50' - may exceed 50' if set back 1' for each foot above 50'	None, unless adjacent to a residential district then 50' - may exceed 50' if set back 1' for each foot above 50'	75', unless adjacent to a residential district then 50' but may exceed 50' if set back 1' for each foot above 50' up to 75'
MINIMUM YARD REQUIREMENTS					
B	FRONT YARD	Section 16.3.A.2	Section 16.3.A.2	Section 16.3.A.2	Section 16.3.A.2
C	INTERIOR SIDE YARD	15'	20'	20'	None, unless lot abuts residential district then 10'
D	CORNER SIDE YARD	10'	20'	20'	None
E	REAR YARD	None, unless abutting residential district, then 20'	None, unless abutting a residential district, then 20'	20', unless rear yard abuts a waterway, then none required	None, unless lot abuts residential district then 20'

TABLE 16-2 FOOTNOTES

¹ If a property abuts more than one zoning district, the more restrictive yard requirement applies.

B. Building Design Standards

1. The following standards shall apply to all sites except those buildings or portions thereof that are not visible from the public right-of-way.
 - a. Nearly vertical roofs (A-frames) and piecemeal mansard roofs used on a portion of the building perimeter are prohibited.
 - b. Reflective roof materials that produce glare are prohibited.
2. The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review:
 - a. Buildings shall use decorative roof elements, such as projecting cornices, to define building entrances, main pedestrian routes, or activity areas.
 - b. Green roof, blue roof, and white roof designs are encouraged.
 - c. In the LI and BIP Districts, multi-building complexes shall develop a comprehensive architectural concept within a campus-like design. Various site components shall be unified through the use of similar design features, construction, material, and colors. Buildings within such complexes shall be compatible in height and scale.
 - d. The design of accessory structures, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, shall be incorporated into and compatible in design with the overall design of the project and the principal buildings on the site.

Centers for Industry - Industrial

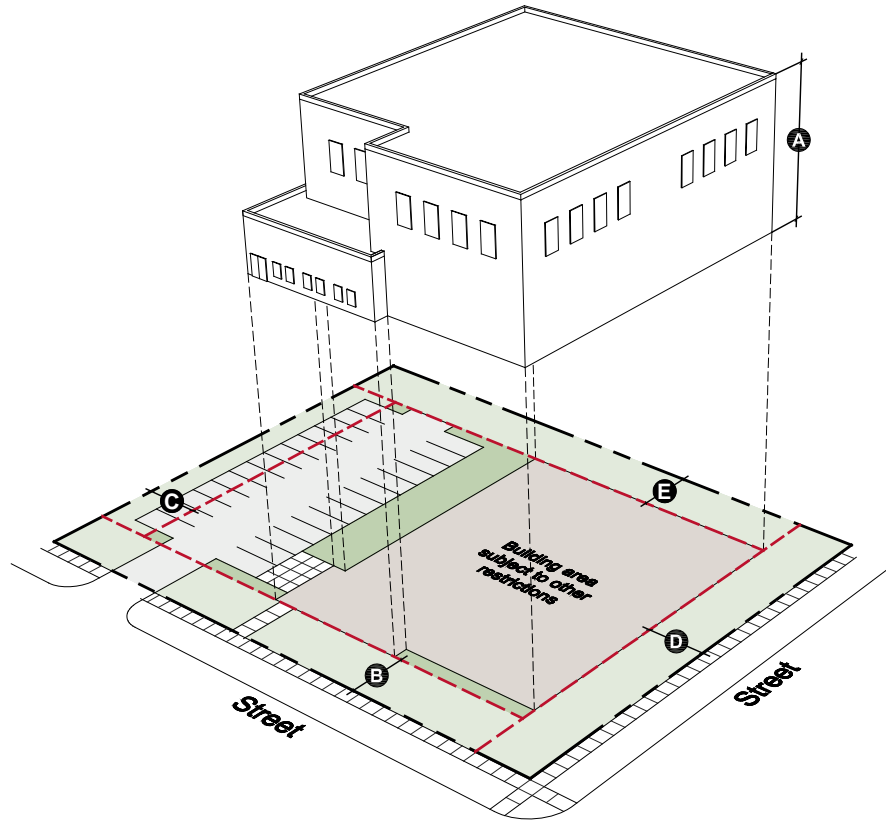


Illustration of site development standards



Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

3. Building Materials

- a.** The following materials are prohibited as the predominant surface finish material on exterior elevations visible from the public right-of-way. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction that is not used as a predominant surface finish material.
 - i.** EIFS panels
 - ii.** Stuccato Board
 - iii.** Vinyl

16.4 MI DISTRICT COMMERCIAL AND RECREATIONAL SUB-DISTRICT

A. Applicability

The regulations within this section apply to the following sub-district within the MI District: All properties in the area bounded by Chef Menteur Highway, Lake Shore Drive, France Road and the projection of its centerline, and Jourdan Road and the projection of its centerline.

B. Uses

The following uses are allowed as permitted uses within this sub-district, subject to the design standards of Paragraph C below:

- 1.** Boat launch
- 2.** Commercial marinas
- 3.** Recreational marinas
- 4.** Recreational vehicle park
- 5.** Short term rentals
- 6.** Timeshare

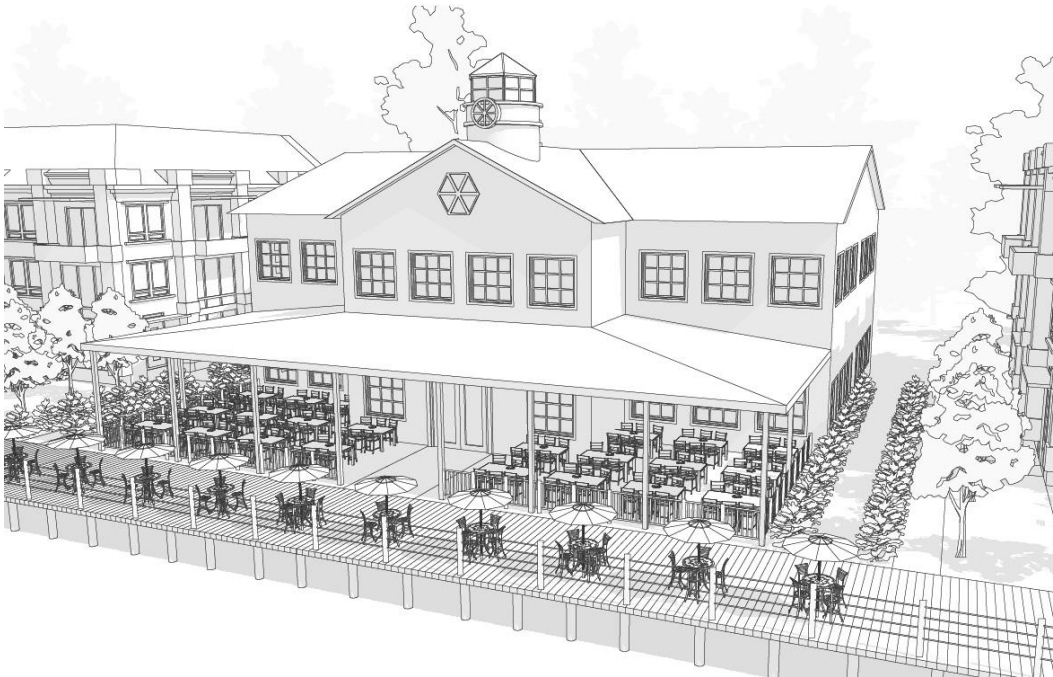
C. Sub-District Design Standards

The following design standards apply to all uses listed in Paragraph B above within the MI District Sub-District. (See [Figure 16-2: Waterfront Development](#))

- 1.** All structures shall comply with the building design standards of Paragraph B above, with the exception that main building entrances may be oriented to the waterfront or to an access drive. However, any main building entrance oriented to the waterfront or to an access drive shall be approved by the New Orleans Police Department, the New Orleans Fire Department, and the New Orleans Emergency Medical Services in order to ensure adequate access for public safety vehicles and equipment in the event of an emergency.

2. The façade articulation and visual reduction of mass and scale requirements of Paragraph B above also apply to any building façade that is visible from a body of water.
3. Where such a use is located on a site with frontage along a body of water, a minimum of thirty percent (30%) of the water frontage of the site on which the use is located shall be maintained as open space for a minimum depth of twenty (20) feet from the water's edge. Such open space shall be landscaped in accordance with the provisions of Article 23. Pedestrian access shall be provided within such open space through the provision of a walkway with an unobstructed view of the water.
4. With the exception of spaces designated for the accommodation of recreational vehicles at a recreational vehicle park, no off-street vehicle parking spaces, aisles, driveways, or other access drives for parking are permitted within twenty (20) feet of any frontage along a body of water. All areas located between any off-street vehicle parking area and any frontage along a body of water shall be occupied by a main building, an accessory building, a boat launch, an access drive for a boat launch, or landscape that meets the requirements of Article 23.

FIGURE 16-2: WATERFRONT DEVELOPMENT



16.5 GENERAL STANDARDS OF APPLICABILITY

All Center for Industry Districts are subject to the following standards:

A. Accessory Structures and Uses

See Section 21.6 for standards governing accessory structures and uses.

B. Temporary Uses

See Section 21.8 for standards governing temporary uses.

C. Site Development Standards

See Article 21 for additional site development standards such as exterior lighting, environmental performance standards, and permitted encroachments.

D. Off-Street Parking and Loading

See Article 22 for standards governing off-street parking and loading.

E. Landscape, Stormwater Management and Screening

See Article 23 for standards governing landscape, stormwater management, and screening.

F. Signs

See Article 24 for standards governing signs.

G. Overlay Districts

See Article 18 for additional overlay district regulations, when applicable.

H. Nonconformities

See Article 25 for regulations governing nonconformities.